



11 Phoenix Close

Brockworth, Gloucester, GL3 4XH

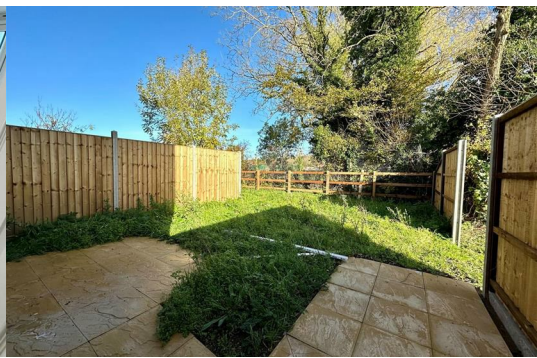
£87,500



Murdock & Wasley Estate Agents are delighted to welcome to the open market this two bedroom semi detached house situated in a popular location close to both Gloucester and Cheltenham as well being within walking distance of all required local amenities.

Available on a shared ownership basis this newly built house boasts a kitchen, wc and lounge with full double glazed French doors leading out to a private an enclosed garden.

We feel this property will be very popular and highly advise an early viewing to avoid disappointment!



Property Features:

- * New Two Double Bedroom Semi Detached House
- * 10 year NHBC Guarantee
- * Downstairs WC
- * Enclosed Rear Garden
- * Off Road Parking / Driveway
- * Walking Distance To Local Amenities
- * Fantastic Transport Links

Room Measurements:

Kitchen: 3.52m x 2.39m
Lounge: 4.24m x 3.34m
Bedroom One: 4.14m x 2.79m
Bedroom Two: 4.14m x 2.79m

Share Options:

Minimum Share Available: 25%
Maximum Share Available: 80%

Once your home is purchased you will have the option to increase the amount of your shared ownership home that you own. This is called Staircasing and can be increased to 100%. The greater the share you buy in your home the less rent you will pay to your home. Ultimately, if you buy 100% of your home, you will become the outright owner, and will no longer need to pay rent.

Reservation:

Once your application has been accepted with all checks complete you will be required to pay £250.00 to GCH to reserve your chosen plot.

Tenure & Charges:

Leasehold
990 year lease from new (2024)

Charges:

Service Charge: £20.83pcm (TBC)
Rent: £372.40 (Based on a 35% share)

Services:

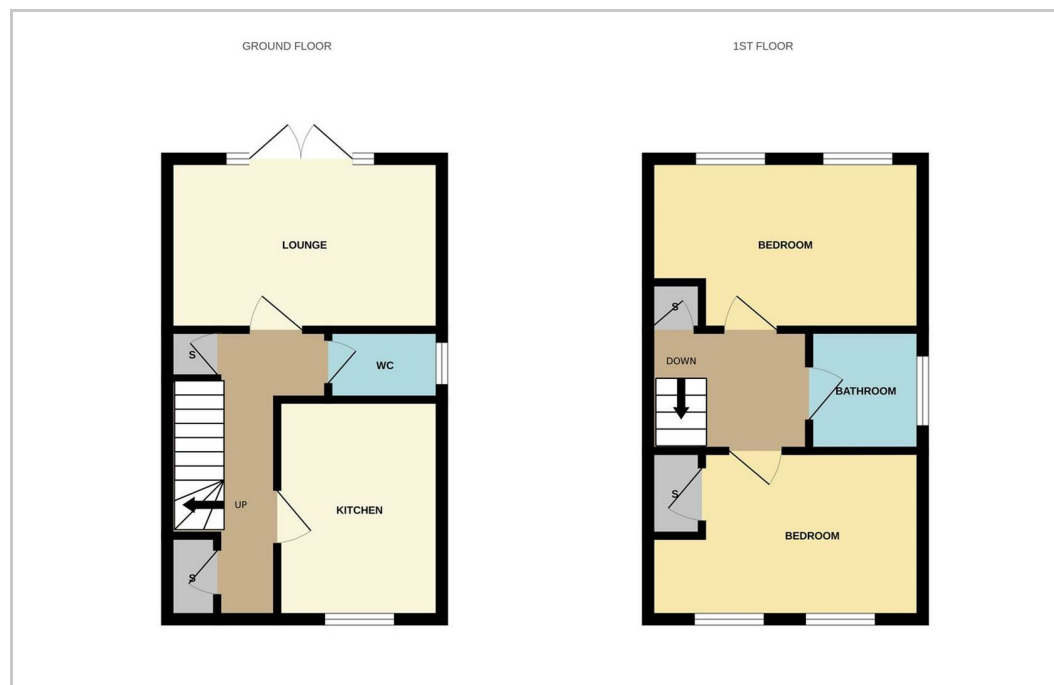
Mains water, gas, electricity and drainage.

Local Authority:

Tewkesbury Borough Council
Council Tax Band: tbc

Awaiting Vendor Approval:

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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